

INDUSTRIAL/SHOWROOM



FOR SALE

2150 GARDEN OF THE GODS ROAD  
Colorado Springs, CO 80919



**COLE UNDERWOOD**

Broker Associate

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# PROPERTY HIGHLIGHTS

SALE PRICE	\$16,300,000.00
BUILDING SIZE:	77,580 SF
WAREHOUSE SPACE:	73,454 SF
OFFICE SPACE SIZE:	4,126 SF
LAND AREA:	5.95 AC
YEAR BUILT:	2014

# PROPERTY DESCRIPTION

77,580 SQUARE FOOT BUILDING WITH 4,126 SQUARE FEET OF OFFICE SPACE AND 73,454 SQUARE FEET OF WAREHOUSE SPACE ALL SITTING ON 5.95 ACRES +/- . BUILDING IS FULLY HEATED AND AIR CONDITIONED THROUGHOUT, FIRE SUPPRESSION SYSTEM, AND 15' CLEAR HEIGHT. THERE ARE 3 OVERHEAD DRIVE IN DOORS (1 - 12'X12', 1 - 10'X14', AND 1 - 8'X8') AND 2 DOCK DOORS (1 - 8'X8' AND 1 - 12'X14' INTERIOR DOCK). PROPERTY ALSO FEATURES BRIDGE CRAN IN DOCK AREA AND A 3" WATER LINE. BUILDING IS IN GREAT SHAPE AND VERY WELL TAKEN CARE OF WITH UPDATES THROUGHOUT. SELLER IS IN THE PROCESS OF SUBDIVIDING THIS PROPERTY SO WILL NEED TIME TO ALLOW FOR THIS. CALL LISTING AGENT FOR MORE DETAILS.



# PROPERTY PHOTOS



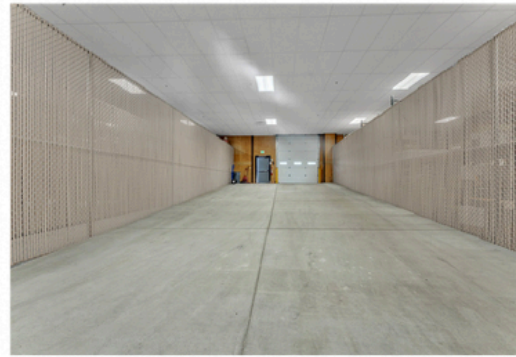
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAP

